

**MINUTES AMENDED  
PLANNING COMMISSION MEETING  
FEBRUARY 7, 2013  
LAKEWOOD CITY HALL  
7:00 P.M.  
AUDITORIUM  
(Roxio Recording Available)**

Meeting called to order at 7:00 P.M.

**1. Roll Call**

**MEMBERS PRESENT**

Hannah Belsito  
Mary Cierebiej, Vice Chair  
William Gaydos  
Robert Greytak  
Tamara Karel  
Patrick Metzger  
Mark Stockman, Chairman

**OTHERS PRESENT**

Dru Siley, Commission Secretary, Dir. of P&D  
Jen Mladek, Assistant Law Director  
Bryce Sylvester, Planning & Development

**2. Introduction and Oath of new Board member, William Gaydos**

William Gaydos swore the oath as issued by Ms. Mladek. Mr. Gaydos' term commenced on January 14, 2013 and will expire December 31, 2018.

**3. January 3, 2013 Meeting Minutes**

A motion was made by Ms. Cierebiej, seconded by Mr. Stockman, to **APPROVE** the minutes of the January 3, 2013 meeting Ms. Belsito, Ms. Cierebiej, Mr. Gaydos, Mr. Greytak, Mr. Metzger, Mr. Stockman voting yea, and Ms. Karel voting to abstain, the motion passed.

**4. Opening Remarks**

The Chairman waived the reading of the Opening Remarks.

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**NEW BUSINESS**

**6. Docket 02-01-13                      1605 Westwood Avenue  
O'Malley Massage Therapy**

Christina O'Malley, applicant, requests a Conditional Use Permit for a Type B Home Occupation in order to operate a massage therapy business, pursuant to Sections 1161.02 – General

Standards for All Conditional Uses and 1161.03(f) – Home Occupation, Type B. This property is located in anR2, Single and Two Family Residential district. (Page 24)

Christina O'Malley, applicant, was present to explain the request. She is waiting licensing from the State of Ohio and anticipated to have it within five weeks. She needed to build her clientele before moving her business to a commercial space.

The Commission inquired if she had spoken with the neighbors. She had not but had written permission from her landlord. Only one client at a time would be allowed on the premises. The property owners lived in the upstairs unit. Asked about the length of session time, she replied there was a fifty minute relaxation massage, one half hour massage, and one half hour chair massage. Business hours would be from 9:00 a.m. until closing at 7:00 p.m. The amount of time between clients would be thirty to forty-five minutes in order to clean, sanitize, and prep the area. The impact on the neighborhood would be a minimum.

There were no comments from the public. Mr. Siley said this type of business was appropriate to the code. Approval would expire in thirty-six months. The City had no objections.

The Commission requested that a copy of her license be on record with the City once she received it. Ms. O'Malley agreed and added that the licensing information would be available on-line.

A motion was made by Ms. Karel, seconded by Ms. Cierebiej, to **GRANT the request with the stipulation that verification of the issuance of Ms. O'Malley's license is on file with the City.** All of the members voting yea, the motion passed.

7.      **Docket 02-02-13                      15000 Madison Avenue  
Victoria Realty Group, LLC**

Prasadarao Kondapalli, M.D. and Raymond J. Marvar, Esquire, VRG, requests a Conditional Use Permit to demolish a residential two family structure at 1678 Victoria Avenue for parking (needs lot consolidation application), pursuant to Section 1173.02 – Conditional Use Permit. This property is located in a C2, Commercial and Retail district, and the two-family structure is located in an R2, Single and Two Family Residential district. (Page 35)

Raymond J. Marvar, Esquire, VRG, was present to explain the request. He understood that necessary documentation was not on file, including a property survey that was being done by Chris Dempsey Surveyors. The Commission said it was a two-step process; the first was to determine if the property could be used as parking, and then the applicant would have to appear before the Commission to seek a lot consolidation. The larger issue was the City only allowed one residential property to be used as commercial, and the property in question would make it the second residential property with a Conditional Use Permit. Mr. Marvar said the middle lot had been improperly zoned for thirty years, and the current owners wanted to correct the error. Mr. Stockman disagreed.

Lynne Meluch, 1674 Victoria Avenue, stated her husband and she opposed the conditional use request for several reasons: quality of life, decreased property value, health concerns, and the owners' neglected maintenance of the two-family home, the medical building, the parking lot, landscaping, tree lawn, and perimeter fence. If the request was granted, she asked for stipulations and adherence to them by the City.

Tom Bullock, Ward II Councilman, represented the neighborhood and said the problems described by Mrs. Meluch were not exaggerated, and her requests for stipulations were valid and reasonable. He asked for careful deliberation before any decision was made.

Mr. Marvar agreed with Mrs. Meluch and anticipated to be good and responsible neighbors in the future.

Mr. Siley clarified there needed to be two applications; one would be a request to consolidate two residentially zoned parcels (the R-2 zoned parking lot and the R-2 zoned two-family structure). The other would be the Conditional Use request in commercial support of parking. Although in theory the two residential parcels could be consolidated into one and become one residential lot abutting a commercial lot, the Planning Commission traditionally did not allow it except in a couple of special circumstances: McDonald's and Discount Drug Mart.

The Commission thanked Mr. Siley for voicing concerns about encroachment into residential areas by commercial ones. Although redevelopment and revitalization of the commercial districts were important, the Commission was sensitive to the residents' concerns. If the consolidation of two residential parcels were permitted, it would skirt the issue and could pose a potential domino effect. As the Discount Drug Mart request of fourteen feet of a second residential property was not granted; therefore, the current request should be denied.

A motion was made by Mr. Gaydos, seconded by Mr. Metzger, to **DENY** the request. All of the members voting yea, the motion passed.

The Chairman called Docket 02-03-13 and 02-04-13 together as it was the same request by the same company at different locations.

**8. Docket 02-03-13 17609 Detroit Avenue  
Dunkin' Donut**

Bruce W. Sekanick, Phillips/Sekanick Architects, applicant, requests a Conditional Use Permit for extended business hours (4:30 am to 12:00 midnight), pursuant to Sections 1161.03(w) – Extended Hours of Operation and 1173.02 – Conditional Use Permits. This property is located in a C2, Commercial and Retail district. (Page 38)

**9. Docket 02-04-13 1520 West 117<sup>th</sup> Street  
Dunkin' Donut**

Bruce W. Sekanick, Phillips/Sekanick Architects, applicant, requests a Conditional Use Permit for extended business hours (4:30 am to 12:00 midnight), pursuant to Sections 1161.03(w) – Extended Hours of Operation and 1173.02 – Conditional Use Permits. This property is located in a C3, Commercial and General Business district. (Page 44)

Kelly Shaulis, Phillips/Sekanick Architects, was present to explain the request. The earlier hours were needed to better serve their customers.

David Anderson, Ward I Councilman, said a formal granting of approval was required because the business had been operating from 4:30 a.m. until midnight already, and the company was asking for forgiveness. His concern had been about morning traffic, but that seemed to be resolved with the signal light. He had received no concerns or complaints from the neighbors regarding the current unapproved hours of operation. He was in support of the request.

The Commission inquired of the opening time of other Dunkin' Donuts to which Ms. Shaulis replied she did not know.

Mr. Siley said the unapproved hours of operation was brought to the attention of the City by the new Dunkin' Donuts store on West 117<sup>th</sup> Street, and the City had received no significant complaints. He anticipated the granting of a Conditional Use permit would place no undue burden on the neighborhood. Mr. Siley said the Commission could place a stipulation of an administrative annual review if it desired.

A motion was made by Ms. Cierebiej, seconded by Ms. Belsito, to **GRANT** the Conditional Use for Docket 02-03-13 with the stipulation that an annual review is conducted administratively in March 2014. All of the members voting yea, the motion passed.

A motion was made by Ms. Cierebiej, seconded by Ms. Belsito, to **GRANT** the Conditional Use for Docket 02-04-13 with the stipulation that an annual review is conducted administratively in March 2014. All of the members voting yea, the motion passed.

## OLD BUSINESS

5. Docket 12-26-12 13474 Edgewater Drive  
Heideloff House  
*Designated as Eligible on December 6, 2012 and  
Tabled from January 2013 Meeting*

Mary Breiner and Jeff Weber submitted an application and recommendation to designate the Heideloff House (aka Sly Mansion and aka Morgan House) (PP# 312-07-001) as an historic property (HP), pursuant to Chapter 1134. The property is located in an R1M, Residential Single Family and Medium Density district. This item was tabled from the meeting of January 3, 2013.

(Page 3)

Jeffrey Weber, 1095 Homewood Drive, said he spoke on behalf of the applicants; he authored the original request in 2011. He spoke of the value of historic designations, and how it increased property values, insulated properties from fluctuation of property values, would benefit all structures in Lakewood, and promoted community involvement by protecting shared spaces from decline. He asked the Commission to grant the designation.

Mr. Siley asked Mr. Gaydos to formally recuse himself from the item as he was a newly sworn member and had no history of the item. Mr. Gaydos formally recused himself.

The Commission asked to hear from the applicant as to the motivation to designate 13474 Edgewater Drive as an historic property.

Mary Breiner, 1092 Homewood Avenue, said it was one of three original homes of historic significance remaining along the lakeshore. She was raised in Lakewood and realized that architecture was important to the economy. Their newly formed association felt precedence needed to be established. Plans were being made to work with the Heritage Advisory Board to develop educational seminars for others who want to designate other homes as historic properties. Asked about the other two aforementioned original homes, she said there were no current plans to seek designations for them specifically. The Commission mentioned that prior conversations disclosed the neighbors were concerned about potential subdivision and development of the property, as it would negatively impact the neighborhood. The Commission asked if any resolution had been achieved as a result of recent discussions among concerned members and the current owners. Ms. Breiner agreed that subdivision was a concern. She felt the City placed road blocks in their way as a means to prevent them from getting the designation. Ms. Breiner asked if the meeting held at the City on February 9<sup>th</sup> was a public meeting. Mr. Siley stated it was not; it was an informational meeting only with Jen Mladek, Jeff Weber, Ms. Gaynel Mellino (13908 Edgewater Drive), and Mr. Stockman, Chairman for the Planning Commission present as were the owners and their legal representatives; as it was an informational meeting, no decisions were made. Ms. Mladek interjected that the merits of the application were not discussed nor were there any deliberations.

Sean Riley, 1096 Homewood Drive, said he and his wife planned to designate their home. He was in favor of the designation of the Sly Mansion. He read into record an e-mail he'd sent earlier in the day to City Council.

Heather Rudge, 13926 Clifton Avenue, read citations of municipal ordinances regarding historic designations. The property met the requirements for designation, and public comment supported it. She encouraged the Commission to designate the home at the evening's meeting. The Commission asked for the source of the citations. Ms. Rudge replied the Supreme Court was the basis for all historic designations all over the country, the City's decision in 2012 for the First Church of Christ, Scientist, and case law.

Sylvia Spotts-Weber, 13431 Lake Avenue, spoke of historic designation as related to historic preservation. An estate razed in the 1960s could be compared to the Stan-Hewett estate; that history is now lost. She was in favor of designation of the Heideloff House.

Mike Summers, mayor for the City of Lakewood, 1046 Wilbert Avenue, said his property abuts the Heideloff House. He voted for historic preservation when he was a member of City Council. He never thought it could be used as a tool against a residential property owner; the infringement of personal property rights was not discussed, and he wished it had been. He asked the Planning Commission to consider how the ordinance applies to a residential community. He discussed the property owners' original desire to renovate the home, but due to problems, decided to build new. That evolved into another set of problems with the proposed new construction being close to an unstable cliff on Lake Erie. The revised plan was to raze the Heideloff House and build a new home closely resembling it; the one built in the early 1900s. Then the owners made another proposal. They would sell the home and move it closer to the road. When comments were made by the public referring to road blocks put in place by the City; it was actually due process. He asked the Commission to consider personal property rights when coming to a decision.

Ms. Spotts-Weber added she had received an e-mail from an architect who said the interior of the home was impressive, such as the double spiral staircase, and that no craftsman existed today to duplicate the work. The Commission said that the interior of a property did not play into a decision for designation.

Mary Breiner added that the designation would not affect the other options as mentioned by Mr. Summers.

Jennie Duffin, 550 Vineland Road, Bay Village, was a former Lakewood resident. She saw no historic significance related the home and felt it was a crime to prevent the home owners from doing what they wanted.

Cindy Marx, 1587 Grace Avenue, agreed with the Mr. Summers. She would be upset if someone tried to designate her personal residence for historic property. The item before the Commission was an infringement of personal property rights.

Rick Sicha, Lakewood Heritage Advisory Board, said the ordinance did not hold a property owner of a designated property to a higher standard for restoration. The Commission stated there was a ten day period for appeal if the application was denied and asked Mr. Sicha to comment. Mr. Sicha deferred to City staff as he did not have a copy of the ordinance with him. 1134.03(m) was read by Ms. Mladek; an appeal could be made within ten days. If not, there was a six month waiting before another application could be submitted. Mr. Siley said that was standard for any process for any of the Boards.

Maha Eid lived in Lakewood for 28 years. She knew the Semaans well and felt they would be a great benefit to the city. She was against the designation.

Jeff Weber said he was also an abutting property owner. The house had not been vacant for five years but for one and a half at most. Mrs. Heideloff paid to have the property cleaned and maintained regularly. He accused the Semaans of neglect and the City of hypocrisy.

Joseph Szeman, 77 N. Saint Clair Street, Painesville, OH, 44077, was representing the Semaans. He did not sign the Oath as he was not giving testimony and did not want to disqualify himself as their attorney. Ms. Mladek agreed. He recapped the 14 Exhibits submitted for the meeting and gave the history of Semaans' purchase of the property. They purchased for the property for the acreage, not the structure. They would be required to submit a maintenance plan if the designation was granted. The AMERISPEC report indicated the home needed to be gutted, and the carriage house needed to be razed. The estimated cost was \$600,000.00. He maintained nothing historical happened at the property, the architect was not of historic significance, and the home meant nothing to the development of Lakewood. He questioned the motivation of the neighbors. The Semaans want to build a legacy home on the 2.5 acres. If the property were to receive designation as historic property, the Semaans would sell the house, subdivide the property into several parcels and leave Lakewood. If it were not to receive the designation, the Semaans would build a home approved by the Architectural Board of Review, and consolidate the two parcels into one to ensure there would be no subdivision of the land in the future. He asked for the Semaans to approach the podium and offer their comments.

Stacey Semaan and Michael Semaan, 20428 Donegal Lane, Strongsville, property owners, bought the property with the intention of having a home of their dreams for their five children on the 2.5 acre lot. Plans changed from renovating the existing home into building a new home due to hardship and cost of repairs and renovation. Mr. Semaan asked that a decision be made by the Commission that night because they had to make their own decisions and proceed with life. The Commission asked for the cost estimate of the proposed newly constructed home. Mr. Semaan replied about \$2 million. The Commission asked if the cost estimates of the existing home were for repairs to bring it up to code or did it include restoration. Mr. Semaan replied the biggest problem was there was no heat. If the Commission granted the designation, they would restore the exterior but do nothing to the interior and allow the home to degrade. They would move to another community. They had been dealing with the situation for one and half years and were tired; they wanted to move forward.

Mr. Szeman concluded that the Semaans wanted to put their investment into their dreams, not someone else's. They bought the home with the condition it was not designated historic property, they were willing to deed restrict the property so no one could subdivide it, they looked at the option of the home being sold and moved to another part of the property, and there was no evidence of the home's historic significance. A designation would not benefit anyone or anything. He asked the request be denied.

Heather Rudge said that nowhere in the ordinance did it read that if a property was landmarked, designated as historic, did one have to make additional requirements to bring the building up to code. One must maintain it. The City could cite the owner for code violations and cause one to appear in Housing Court for non-compliance. But the City could not require replacement of electrical systems, heating systems, roof, etc. If one did exterior renovations, one was required to appear before the Architectural Board of Review ("ABR"). No additional financial burden was placed on the owner to bring the property up to code. Mr. Siley sought clarification of her question and then read a portion of Chapter 1134.12 – Affirmative Maintenance:

*Every owner, operator, or agent of any property which has been determined HPD or HP shall keep in good repair all of the exterior portions and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portion or public interior portion of such area, place, building, or structure, work of art or other object to deteriorate, decay or become damaged or otherwise fall into a state of disrepair.*

Therefore, a designation would also apply to the interior of a historically designated structure.

Karen Weber, 1095 Homewood Drive, said she attended all the meetings and felt the issue was one of personal property rights. She defended her husband's actions for completing the application in 2011 when there was the prospect of multiple homes being built on the property. She did not understand why this property was being considered differently from the other two designated HP.

The Chairman closed public comment in order for the Planning Commission to begin its deliberation. Some of the questions were who could nominate, was it a one or two-step process, what the restrictions of an owner who requested a demolition of an HP were, and what burden would be on the owner? Mr. Greytak said it was the responsibility of the Commission members to uphold the ordinances. The property had been made eligible, and they needed to determine if it should be designated as an HP. Ms. Mladek said the next step was found in 1134.03(j):

*The Commission shall give due consideration to the advice of the Heritage Advisory Board, such consents to determination and comments as have been filed with it, and the views as may have been expressed by persons participating in the hearing before the Commission, as well as any other relevant information brought before the Commission, in making its decision with respect to the proposed determination of each HPD or HP by a majority vote of its members. The Commission shall consider any substantial hardship statement submitted by a property owner or an agent objecting to a designation.*

When a property receives designation, any exterior change must be reviewed by ABR and must develop and implement a maintenance and monitoring plan as required by 1134.12(a). After further discussion, Mr. Greytak determined that a designation did not take away the property rights of the owner as long as ABR agreed. Ms. Mladek stated that it modified the process for the owner to make changes to the property and obtain a Certificate of Appropriateness. Mr. Stockman discussed 1134.06 and 1134.07. Mr. Greytak said there had been no evidence submitted to support a hardship. His conclusion was that there was no reason not to designate the home. Ms. Cierebiej said that an application had been submitted for historic designation and then withdrawn, then the Semaans bought the home with the condition it not be historically designated, then the application for HP was resubmitted after the Semaans decided to demolish the home; she expressed concern about the reactive nature to things. Mr. Siley explained some of the significant differences of requests to ABR in respect to a HP structure and a non-designated one. He said Mr. Stockman was correct that there



were grey areas in the code, as was being discovered, such as under 1134.06(b); how do you demolish a structure without destroying its character. He said there were many layers of review for ABR. He felt that the process was complicated and could result in a financial hardship. Ms. Karel said it was telling that City Council passed an ordinance without foreseeing this type of conflict. Ms. Belsito commented that two commercial properties received designation after its adoption. Mr. Stockman felt the ordinance was not meant for personal residential properties. Further discussion about the ordinance ensued. Ms. Breiner continued it had been explained to her the intent was for commercial properties, not personal ones. Mr. Siley said that the Law Department's interpretation was that as any owner of any property could request eligibility and designation of any property. Mr. Greytak said a designation would not stop negotiations. Mr. Siley said Mr. Greytak was correct the property could be subdivided, but it would affect the moving of the house from its present location because the east and west wings would not be included and could require some demolition and modification, in addition to the change of location. Mr. Greytak maintained there was any number of things that could occur with the property if it received it designation. He stated the community said the property should be historic. Mr. Siley concurred. Ms. Belsito said the parcel, as a place, seemed to be more historic than the home, as it extended from Edgewater Drive to the north and the lake. She said she would be more concerned about the subdivision of the land than the demolition of the house. Much discussion among multiple people ensued about the question if the application was for one parcel of land that contained the house or both parcels of land, and Ms. Mladek reminded the Chairman that people needed to use the microphone for the record. Ms. Mladek referred to page four of the docket (5. Classification), and the block for Site was not checked; on page five (6. Function or Use), the house and carriage barn were indicated. Ms. Belsito read the Verbal Boundary Description as written on page six of the docket and determined it was for both parcels. More discussion ensued. Ms. Mladek again referred to page four of the docket and again noted the box for Site was not checked as part of the application for designation.

Mr. Szeman wanted it on record the owners objected that the site was under consideration for designation, as was currently implied.

Heather Rudge defined a site as being a battlefield, a park, Lakewood City Center.

A motion was made by Mr. Metzger, seconded by Mr. Greytak, to **GRANT** the application as requested as per 1134.03(j). Voting as per roll call: Ms. Belsito voting yea, Mr. Greytak voting yea, Mr. Stockman voting nay, Ms. Cierebiej voting nay, Ms. Karel voting nay, and Mr. Metzger voting yea, the vote was a tie, and the motion **FAILED** with a vote of three yeas and three nays. The Chairman asked if there was to be a vote to **DENY** the application or one to **LIMIT** it. Ms. Mladek said the Commission was not permitted to modify the application as submitted. The question of another motion had to be entertained if it was made. Ms. Cierebiej felt the result of the first motion was an end to the discussion until such time an appeal was submitted within the ten day period. She said an affirmative result was dependent upon seven voting members. The Chairman determined there would be no further vote that evening; they were done. The motion to grant the application had failed.

#### **NEW BUSINESS**

10. Docket 02-05-13

Introduction from P&D Director Dru Siley  
Draft of 2012 Community Vision

As requested by City Council in early 2012 the Planning Commission and the Department of Planning and Development began a year-long process to develop an update to the 1993 Vision. From May through December 2012 approximately 20 community workshops were held to develop an updated vision for Lakewood. Staff will present the working draft of the vision update to Commission for review and discussion. Staff requests approval of the draft and a recommendation to City Council for adoption. (Page 51)

Mr. Siley recapped the events of the Community Vision in 2012. There were over 20 workshops, and a large number of citizens volunteered their time and hard work which resulted in the draft that was before them that evening (made part of record). One large advantage over the 1993 Community Vision was the ability for people to participate electronically. Portions of the 1993 version were retained, but a majority was updated and new in six chapters (Six Focus Areas). It was developed as a living document to allow for ease of future updates. He was suggesting a five year review. Each chapter encompassed data as existed today to serve as a base.

Mr. Stockman asked if the entire document needed to be revisited in the future or could just portions be updated. Mr. Siley said the purpose of making it a living document was to open sections as needed. Mr. Metzger concurred the Vision needed to be updated more that every 20 years. Ms. Cierebiej said the Boards and Commissions relied on current documentation. Mr. Stockman read the draft and felt it was great. The process of going through the Planning Commission was to eliminate any ambiguity as pertains to language and interpretation. Ms. Breiner said any decision could be made appendices of the Vision. Mr. Siley continued that the plans adopted by Council were included: Streetscape Plan, Bike Plan, etc. The Vision needed to live in a web environment. Mr. Gaydos asked about the mechanism for alterations and changes being written into the document. Mr. Siley said they would reference the Charter and prescribe the mechanics of how it would happen as appearing before the Planning Commission. Mr. Siley suggested that they would get comments from the members over the next couple of weeks. Ms. Breiner said the document reflected the hard work and that it was an easy read. Mr. Stockman was impressed with the interaction of the participants. The Commission applauded Mr. Siley's dedication and leadership.

Cindy Marx, 1587 Grace Avenue, said she participated in the process and commended Mr. Siley for his humor and guidance. She was proud to have been a part of it and to have worked with all the various people.

Patty Ryan, 1522 Arthur Avenue, Director of the Lakewood Chamber of Commerce, said she was thankful that the business community was invited to participate. She wondered if confirmation of newly adopted documents would be incorporated once they were defined. Mr. Siley replied to the affirmative.

Mr. Siley appreciated the comments and emphasized the support of the City and its staff, particularly Bryce Sylvester; City Planner and Cary White; Intern Planner, and including but not limited to Cindy Marx, Suzanne Metelko, and Patty Ryan. Working together made the process flow positively.

Mr. Siley requested to DEFER until the next meeting as further discussion was necessary. No vote taken.

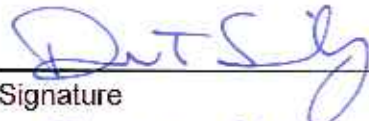
7. **ELECTION OF OFFICERS.**

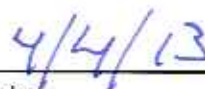
This item was deferred from the meeting of January 3, 2013.

Due to the lateness of the meeting, the item was DEFERRED until the meeting of March 7, 2013. No vote taken.

8. **ADJOURN.**

A motion was made by Ms. Belsito, seconded by Mr. Stockman, to **ADJOURN** the meeting at 10:05 p.m. All of the members voting yea, the motion passed.

  
Signature  
For the Chair

  
Date



### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. <u>Christina O'malley</u>	<u>Christina O'malley</u>
2. <u>Ray</u>	<u>RAY MARLIN</u>
3. <u>Lynne Melnick</u>	<u>LYNNE MELNICK</u>
4. <u>Tom Bullock</u>	<u>TRIST</u>
5. <u>Kelly Shaulis</u>	<u>Kelly Shaulis</u>
6. <u>Dan Anderson</u>	<u>Dan Anderson</u>
7. <u>Jeff Weber</u>	<u>Jeff Weber</u>
8. <u>Mary Brener</u>	<u>Mary Brener</u>
9. <u>Carol Roy</u>	<u>Carol Roy</u>
10. <u>Heather Pudge</u>	<u>Heather Pudge</u>
11. <u>Mike Dean</u>	<u>JOE Wms</u>
<u>Stan Weber</u>	<u>13431 Lake Ave. Lev 1.</u>

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

Jennie Pyfer FOR CITY USE ONLY SSO Underwood

Lakewood Administrative Procedures ☐ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, February 7, 2013





### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. R. Sicha - UHAB

Rubel Sicha

2. Maha Eid

Mehereid

3. Stacey Smaun

Michael Smaun

4. Michael Smaun

Patty Ryan

5. Patty Ryan

6. \_\_\_\_\_

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7. \_\_\_\_\_

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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, February 7, 2013

# Lakewood Community Vision Update Working Draft

January 25, 2013

*All Are Welcome*



The Department of Planning and Development

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Lakewood, Ohio

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## Acknowledgements

Thank you to the more than 130 residents who regularly participated in the update process from May through December 2012. The ideas, goals and hopes outlined in this draft are a result of all of their contributions and hard work.

Please continue to share ideas and comments by using the contact information on the cover page. To see a more detailed review of the 2012 workshop process please visit the City of Lakewood website – [www.onelakewood.com](http://www.onelakewood.com) and click on the Community Vision icon.

### Mayor Michael P. Summers

#### Lakewood City Council

Brian Powers, At-large, President  
Mary Louise Madigan, Ward 4, Vice-President  
David Anderson, Ward 1  
Tom Bullock, Ward 2  
Shawn Juris, Ward 3  
Monique Smith, At-large  
Ryan Nowlin, At-large

#### Planning Commission

Mark Stockman, Chair  
Mary Cierebiej, Vice-chair  
Hannah Belsito  
William Gaydos  
Robert Greytak, City Engineer  
Tamara Karel  
Patrick Metzger

#### Planning and Development

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## Statement of Purpose

The Lakewood Community Vision is an expression of where we stand as a community and where we hope to be in the future. It is motivated by the idea that if we articulate where we are trying to go and then write it down, the likelihood of success increases significantly.

As a living document, it is to be used and updated frequently by all members of our community including, but not limited to, residents, local government, non-profits, institutions and businesses.

A number of other documents and plans have been previously adopted by City Council as supplements to the Community Vision and provide direction and recommend specific actions to meet our community goals and objectives.

These documents are available on the City's website [www.onelakewood.com](http://www.onelakewood.com)

The Detroit Avenue Streetscape Plan, The Park System Master Plan, The Bicycle Master Plan, The Birdtown Action Plan, The Madison East Plan

## Document Structure

The updated Community Vision is organized into six (6) focus areas or themes based on resident input that began at the community meeting in May 2012. For each focus area there is a vision statement which illustrates a desired future for Lakewood. Below each vision statement are three goals to achieve that vision. While more focused than the vision statement, the goals express the long term aims of the community. Objectives are actionable items which will help to achieve these goals. The objectives are organized in five (5) categories that appeared in each of the focus areas:

### Six Focus Areas:

<b>Commercial Development</b>	– retention, attraction, redevelopment
<b>Community Wellness</b>	– environment, health, activity
<b>Education &amp; Culture</b>	– access, facilities, technology
<b>Housing</b>	– stewardship, options, quality
<b>Mobility</b>	– options, ease of movement, services
<b>Safety</b>	– safety forces, feeling safe, crime



## **Objective Categories Defined:**

**Strike a Balance** - Balancing competing interests and limited resources is negotiated on a daily basis. We consider the things that we value most and work to understand how to navigate. What are the benefits? What are the costs? How do we share? What is expected? As a community we commit to openly discuss a range of views and possibilities in the context of understanding the whole.

**Build Connections** – Community is not static. Community is a multitude of changing layers and a web of connections among members. Connections develop as the flow of people and ideas tangle and interweave with a place. Places that invite daily activity and the community cohesion that occurs when we interact will see payoffs measured by things like safer streets, stronger neighborhood, and healthier people.

**Create Places for People** - Vibrant cities promote and develop places that always put people first by being safe, comfortable, varied, attractive and fun. We understand the link between well-being and the quality of the physical and social environment where we live.

**Enhance Existing Assets** - Build upon and maintain current assets by focusing on three main themes: 1. Quality of life; 2. Economic and community development potential; 3. Efficiency.

**Think about Tomorrow** – Continue to grow as a community that invest boldly for the benefit of the future residents by strengthening civic resilience and building up the local capacity for innovation, adaptation and cultural change.

## Lakewood Today

Incorporated in 1911, Lakewood is a densely populated city of more than 50,000 residents and is known for its neighborhoods, beautiful architecture and walkable commercial corridors. We are an engaged community that values education in all forms, from our excellent public and private schools, to our libraries, and cultural institutions. In 2012 we welcomed a satellite campus of the University of Akron to our downtown district.

Since we are called The City of Homes, our community is proud of our diverse housing stock, which ranges from century old wood frame houses to modern condominiums. In 2011 the Division of Housing and Building adopted a proactive code enforcement strategy: Housing Forward, which began with comprehensive survey of all 12,661 one and two family homes in Lakewood. With the survey we found that about 86% of our housing stock was in good shape with almost no exterior violations. By focusing on the other 14% we were able to reduce the number of challenged properties by almost 50% in one year. (900 remain as of January 2013). Since that time we have seen a rise in the number of residential building permits issued and appreciate owners working hard to make sure their homes are ready for the next century.

In addition to striving to be good stewards of our exceptional housing, we place a high value on the health of our community including individual health of our residents and the health of our environment. We encourage active lifestyles through the maintenance of our parks and by enhancing our transportation network. As an example, we are working to become more bike and pedestrian friendly in accordance with our 2012 Bike Master Plan.

Located on the shores of Lake Erie and the Rocky River we are constantly aware of the health quality of our waterways; everyone has a role to play. Everything from homeowners being encouraged to disconnect their downspouts and think about using rain barrels to major infrastructure improvements to our sewer system to requiring new commercial development projects to have on site storm detention. Protecting the lake and the river is important to the future of Lakewood.

In recent years our commercial districts has seen significant revitalization with more \$18 million in private investment during 2012 alone. Our success comes from collaboration with all sectors and working with new development to be of the highest quality possible. Most importantly, Lakewood fosters an entrepreneurial spirit that supports local small business and encourages others to grow, improve or relocate in our city.

Lakewood is one of the finest communities in the country because we work together and we work hard to achieve our goals. As you read this community vision document some things you may already know, some things may be new to you, but as those of us who live here understand, in Lakewood there is something for everybody and all are welcome.

## **An Updated Vision for Lakewood**

The Lakewood Community Vision is a picture of the desired future for the City of Lakewood in terms of broad goals in the six areas of Commercial Development, Community Wellness, Education & Culture, Housing, Mobility, and Safety. To this end:

1. We envision a community that is a great place to live; a community that cares about the environment; a community that:
  - Maintains a high-quality of development
  - Has regular community events such as fairs and festivals and other diverse cultural entertainment facilities;
  - Has efficient and efficient multimodal transportation network;
  - Enables commercial and residential land uses to successfully coexist.
  - Supports diversity.
2. We envision a housing market that is stable and provides for moderate growth in housing values.
3. We envision adequate housing opportunities for the City's economically and culturally diverse residents.
4. We envision a high-quality housing stock that is diverse in style and is well-maintained through proactive code enforcement, and community home improvement programs.
5. We envision a providing the finest variety of educational choices, resources and opportunities
6. We envision a growing and diverse business sector which provides residents with a wide range of products and competitive services.
7. We envision a vibrant and attractive business environment that focuses on the community's accessibility, the availability of business support services, and which has a well-trained work force.
8. We envision a long range economic development strategy that encourages economic growth and supports small businesses.
9. We envision a community which has cooperative, progressive, and responsive, leadership; which provides a high level of service to residents.

## **Commercial Development – retention, attraction, redevelopment**

### **Vision Statement**

Achieve sustainable development practices to ensure long term viability of our commercial corridors

Lakewood is a robust place to do business, with over 1,900 employers and a labor force of 33,000 people. The top occupation categories include (1) *Educational services, healthcare and social assistance*, (2) *Sales and office occupations*, and (3) *Service occupations*.<sup>1</sup> Lakewood has seen over \$65 million invested on Detroit and Madison Avenues from 2007-2012, with one-third of the investment being in the downtown core and over twenty five (25) businesses participating.<sup>2</sup> The city's popular Storefront Renovation Program helped more than fifteen (15) Lakewood businesses make façade and building improvements in 2012. The Architectural Board of Review, which considers architectural proposals for commercial and residential properties, reviewed 275 applications in the past two (2) years. Investment from both the private and public sectors, paired with an actively engaged business community, have helped Lakewood realize 91% occupancy along Detroit Avenue and 85% along Madison Avenue.

In 2014, the city will begin infrastructure improvements on Madison Avenue to make a more multi-modal corridor. The improvement will include resurfacing the road, installing new traffic signals and improving sidewalk conditions.

### **Commercial Development Goals**

- Goal 1: **Encourage a mix of development that meets community employment, shopping, and service needs**
- Goal 2: **Require high quality design for all rehab and redevelopment projects**
- Goal 3: **Support local business growth and entrepreneurship**

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<sup>1</sup> per the 2010 American Community Survey

## Commercial Development Objectives

### Building Connections:

- Promote sharing of resources and information amongst local businesses
- Improve public knowledge of development trends and processes
- Provide business plan mentoring and support to all business owners
- Strengthen communication concerning commercial development in Lakewood

### Enhancing Existing Assets:

- Repurpose obsolete first floor retail space
- Explore the benefits of a downtown special improvement district
- Build on proactive code enforcement for commercial districts
- Market Lakewood effectively to attract high quality development projects

### Creating Places for People:

- Provide architectural design recommendations to small business owners
- Add more public art in commercial districts
- Educate property owners on best practices for commercial building rehabilitation
- Promote mixed uses on upper floors of commercial buildings
- Advocate for building design which fits within the scale of our commercial district

### Striking a Balance:

- Enhance requirements for buffers between commercial corridor and neighborhoods
- Minimize the impact of late night commercial activity

### Thinking about Tomorrow:

- Preserve and respect historic context in commercial development projects
- Promote the use of storm water management techniques such as bio-swales, rain gardens, and pervious pavements in commercial districts
- Support environmentally sustainable development practices such as energy efficiency
- Strengthen economic development efforts to further support Madison Avenue
- Design and develop commercial districts to provide for a safe and inviting pedestrian experience

## **Community Wellness – environment, health, activity**

### **Vision Statement**

**Support healthy living and create a more ecologically sustainable city**

The health of our community is maintained in a number of ways. Lakewood Hospital, supported by the Cleveland Clinic provides world class care in Downtown Lakewood. We are also well served with regard to food access with six (6) grocery stores and two (2) farmers markets. In 2012, the city offered 220 community meals, and two (2) community church's hosted summer lunch programs.

We support active living with 15 dedicated parks totaling approximately 75 acres of greenspace. These include Community Parks (3 or more acres), Neighborhood Parks (up to 3 acres), or Pocket Parks (less than 1 acre). In addition to city greenspace, Lakewood has direct access to the Rocky River Metroparks Reservation, which includes five (5) ball fields, two (2) boat launches, nine (9) designated fishing areas, three (3) golf courses, ten (10) picnic areas, and twenty three (23) trails. Lakewood's Recreation Department takes full advantage of the city's park space by administering twenty two (22) youth summer camps.

With regard to the ecological health of our city, Lakewood was ranked twelfth (12th) of sixty nine (69) Cuyahoga County communities in 2011 with a residential recycling rate of 50%, and a waste reduction rate of 44%. In 2013 the city will begin distributing 18,000 plastic recycling containers to streamline recycling collection, save money over the long run and improve recycling rates.

Below the city lie 166 miles of storm and sanitary sewer mains, with treatment capacity of 40 million gallons per day. In 2011, 130 instances of system overflow occurred, while 9 storm overflows occurred.

### **Community Wellness Goals**

- Goal 1: Provide great facilities and programs for active living**
- Goal 2: Advocate for quality healthcare for all residents**
- Goal 3: Adopt environmental best practices**

## Community Wellness Objectives

### Building Connections:

- Educate about the responsibility of maintaining sewers citywide
- Provide information to residents looking to make "green" renovations
- Provide opportunities for residents to become more health literate

### Enhancing Existing Assets:

- Enhance infrastructure to support active lifestyles including sidewalks, bikeways, open space, and parks
- Ensure that Lakewood hospital continues to be an asset in our community
- Build on recreational programming to address community needs
- Ensure that all residents have convenient access to healthy, affordable food

### Creating Places for People:

- Expand available green space
- Improve usefulness of parks as year round assets
- Consider small scale community based solutions to help alleviate storm runoff including the use of rain barrels, bio-swales, storm water retention, and permeable pavements

### Striking a Balance:

- Provide policy support, such as inclusion in the zoning code, for urban agriculture
- Become a regional leader regarding storm water management
- Understand and proactively address the effects of changing healthcare delivery on community health

### Thinking about Tomorrow:

- Grow our strong recycling program by exploring new strategies to improve compliance including container pick-up or fees for refuse collection by volume
- Educate residents on energy efficient options such as compact fluorescent light bulbs, and appropriate home insulation
- Encourage employers to offer health promotion programs to their employees
- Reduce obesity rates by promoting active lifestyles and ensuring that nutritious food options are readily available
- Develop a culture which promotes a sense of personal responsibility for community health & wellness

## **Education & Culture – access, facilities, technology**

### **Vision Statement**

Provide life-long educational opportunities for our residents and promote a community identity rooted in our cultural heritage

Lakewood Public Schools, with student enrollment totaling 5,800, realized a 91.4% (83.5% "on-time") graduation rate in the 2009-2010 academic year. The district, designated as Excellent in 2012 by the State, consists of seven (7) K-5 elementary schools, two (2) middle schools (6-8 grades), one (1) high school and one (1) alternative school.

In addition to excellent public schools, Lakewood is home to St. Edward High School, a private International Baccalaureate school. With 830 students, a 17:1 student/teacher ratio, St. Ed's has been recognized by the U.S. Department of Education as a Blue Ribbon School of Excellence.

Other community partners offering educational opportunities include:

- University of Akron Lakewood offers degree options in Organization Supervision, Nursing, Social Work and Business Administration
- Beck Center for the Arts serves 50,000 annually through professional theatrical productions, Creative Arts Therapies, and comprehensive curriculum-based arts education in dance, music, theater, visual arts
- Lakewood Recreation offers adult courses in basic computing, personal finance, homecare, arts and languages

From major festivals to block parties, community gatherings are an important part of local culture. The city offers eight (8) Summer Festivals, which include Meet the Trucks, Bike Rodeo, 4th of July Parade and Celebration, Lakewood Street Party, Lakewood Arts Festival, Lakewood Car Culture Show, Lakewood Community Festival. Beyond these city sponsored events, LakewoodAlive hosts a number of downtown gatherings such as the Summer Meltdown, Light Up Lakewood, and the Spooky Pooch Parade.

### **Education & Culture Goals**

- Goal 1: **Support a culture of lifelong learning**
- Goal 2: **Preserve our cultural institutions and assets**
- Goal 3: **Continue to encourage civic engagement**



## Education & Culture Objectives

### Building Connections:

- Capture and share local history
- Provide high quality education for K-12 students through excellent schools

### Enhancing Existing Assets:

- Continue to offer a broad range of community events and festivals
- Preserve and grow the Beck Center
- Understand market and social drivers of Education and Culture, and use those findings to guide decision making
- Leverage existing resources in schools to meet community needs such as access to technology and community meeting spaces

### Creating Places for People:

- Promote cultural identity in neighborhoods through design
- Develop spaces for artists to live and work

### Striking a Balance:

- Leverage local and regional cultural assets to direct programming in Lakewood
- Work with University of Akron Lakewood to meet local needs in higher education
- Provide great facilities and learning environments that allow access to educational technologies and resources including access to computers in schools and libraries

### Thinking about Tomorrow:

- Offer workforce development opportunities in industries that are growing in Northeast Ohio
- Support the libraries

## **Housing – stewardship, options, quality**

### **Vision Statement**

Protect and enhance the quality and character of our residential neighborhoods

Lakewood has a total of 32,000 housing units citywide including 12,700 one (1) or two (2) family homes. Through research and a comprehensive housing survey, the 2012 Housing Forward initiative has provided the city with more data on these 12,700 homes than ever before. For instance:

- The mean age of Lakewood homes is 94
- 85% of homes are in good exterior condition (meet” or “almost meet” code)
- The average home value is \$143,500
- 182 homes were in active foreclosure in 2012
- 54% of homes are owner occupied
- 125 residential properties are vacant

By using good data in the Building Department, and sharing that data with homeowners, Lakewood has seen the number of residential building permits increase since 2010.

The city has 63 Neighborhood Block Clubs, resident driven entities helping neighbors work with police and other city departments to ensure safety and security in our community. Block Clubs are most active in Wards 1 & 3.

### **Housing Goals**

- Goal 1: **Support a variety of housing options that meet the needs of our diverse community**
- Goal 2: **Proactively maintain and improve our housing stock**
- Goal 3: **Develop a culture of informed and responsible action by all property owners and tenants**

## Housing Objectives

### Building Connections:

- Educate all landlords through existing training seminars
- Promote the importance and financial benefits of quality repairs and renovations
- Work with Relators to market Lakewood effectively to potential homeowners
- Promote energy efficiency upgrades including the installation of new furnaces, adequate insulation, and energy star appliances

### Enhancing Existing Assets:

- Improve lighting in neighborhoods through the use of porch lights
- Educate residents on how to better access services provided by local financial institutions
- Enhance the role of Block Clubs as a social and informational resource

### Creating Places for People:

- Provide a variety of housing types that meet the needs of the whole community including seniors, low-moderate income families, and special needs households
- Encourage new and infill development which is complementary to the scale and character of surrounding residential uses

### Striking a Balance

- Explore the benefits of point of sale inspections
- Promote development of affordable housing for low - moderate income and special needs households
- Preserve housing quality through proactive code enforcement of residential property including multi-family homes

### Thinking about Tomorrow

- Maintain existing trees on residential streets and manage our urban forest
- Preserve the historic character of residential neighborhoods through education and support of quality design
- Manage vacant and abandoned properties using the property maintenance code to ensure that properties are safe, secured, and weatherized
- Seek new funding sources to support middle class households which are ineligible for federally funded housing programs

**Mobility** – options, ease of movements, services

### **Vision Statement**

Provide safe, convenient, and integrated transportation options throughout the community

With over 180 miles of sidewalks and 90 miles of streets, Lakewood is recognized as Ohio's most walkable city based on the nationally recognized ranking system *Walk Score*. An estimated 77% of Lakewood residents commute to work by car, while a combined 10% walk or use public transportation. Based on a 2010 traffic analysis, approximately 1,100 pedestrians and 225 cyclists pass through downtown in a typical six (6) hour period.

The city is served by six (6) bus lines (25, 26, 43, 55, 78, and 83), as well as two (2) rapid rail stations (W 117<sup>th</sup> and Triskett). In 2013 two of these bus routes (55 Clifton, and 25 Madison) are scheduled to receive significant investment in the form of enhanced transit waiting environments.

Lakewood's Bicycle Master Plan was adopted by City Council in 2012 and has led to several significant milestones such as the installation of sixteen (16) bicycle signs, and more than fifty (50) new bicycle racks citywide, including the region's first on-street bicycle corral. Funds have also been allocated to introduce shared lane markings or "sharrows" on Detroit and Madison Avenues by the end of 2014.

### **Mobility Goals**

- Goal 1: Continue to invest in infrastructure improvements to achieve a balanced multimodal transportation network
- Goal 2: Promote transportation safety through education, enforcement, and design
- Goal 3: Increase the number of miles travelled using means other than a car

## Mobility Objectives

### Building Connections:

- Ensure all streets are well lit
- Encourage employers to develop incentives for employees to use alternative transportation
- Educate motorists and cyclists on rules of the road
- Develop systematic sidewalk replacement program

### Enhancing Existing Assets:

- Control Litter and Snow on Sidewalks
- Enhance and expand bike routes citywide
- Increase availability of bicycle parking in commercial districts to meet demand
- Obtain bronze medal designation from League of American Cyclists

### Creating Places for People

- Improve consistency of traffic signage to reflect what has already been added on Detroit Ave. and Clifton Blvd.
- Minimize impact of cars and parking in commercial districts
- Expand ADA compliance in public spaces including sidewalks, parks, and facilities
- Enhance transit waiting environments city wide through the addition of shelters, benches, and other necessary amenities
- Establish a consistent approach to providing attractive and functionally well placed pedestrian amenities

### Striking a Balance:

- Focus traffic enforcement around schools and destinations
- Explore traffic calming to achieve speeds appropriate to family neighborhoods
- Work with RTA to improve timing of bus routes
- Improve access to public transit facilities
- Pursue creative solutions to meet parking demands

### Thinking about Tomorrow:

- Educate resident on ways to reduce carbon emissions
- Explore new transportation options to fill the service gap left in the absence of the Circulator
- Consider multi-use path along train tracks
- Offer downtown pedi-cab service

**Safety** – safety forces, feeling safe, crime

### **Vision Statement**

Maintain the highest degree of community safety by providing excellent safety services, promoting resident participation, and expanding effective communication

Lakewood's safety forces include the Police, Fire, and Public Works Departments, as well as the Division of Housing & Building. Our safety services include (94) ninety-four Police Officers, ## Dispatchers, (75) seventy-five firefighters, (12) paramedics, and (10) ten building inspectors.

In 2011 the Police Department fielded 27,000 phone dispatches, made 15,042 arrests and realized an average response time of 3:20 for crimes in progress. In the same year, the Fire Department responded to 1,386 fire class, 5,399 emergency medical calls and had 20 large-loss fires, while Building Inspectors issued 2,473 permits.

By the numbers, excellent safety services, along with engaged participation from residents and neighborhood block clubs (63 in total) have led to Lakewood becoming a safer place in the last 5 years. Since 2007 Lakewood has seen a 42% decrease in crimes of violence, a 14% decrease in burglaries, a 45% decrease in auto thefts and 47% decrease in robberies since 2007<sup>3</sup>

### **Safety Goals**

- Goal 1: **Preserve the rapid response time of safety forces**
- Goal 2: **Work with neighborhoods and business owners to improve our physical environment**
- Goal 3: **Decrease the number of crimes of opportunity**

<sup>3</sup> Crimes of violence (07': 341, 11':198 ); Burglary (07': 211, 11':182); Auto Theft (07': 163, 11':89); Robbery (07': 64, 11':34 )

## **Safety Objectives**

### **Building Connections:**

- Develop opportunities for neighbors to connect
- Use social media to expand communication citywide including police to residents, and block clubs to businesses
- Raise the level of neighborhood safety through additional trainings for block clubs and residents
- Improve the sharing of alerts, crime data, and information
- Provide crime prevention “best practices” to residents
- Encourage emergency preparedness for all citizens

### **Enhancing Existing Assets:**

- Maintain sufficient professional safety forces
- Promote and enhance bicycle safety through Bike Lakewood, improved signage and infrastructure, and community outreach events such as the Bike Rodeo
- Expand the number of private and city owned cameras
- Leverage advancements in technology to improve effectiveness of policing

### **Creating Places for People:**

- Improve the application of the Safe Routes to School program
- Improve lighting in the neighborhoods, parks and business districts
- Design public spaces that are beautiful, functional, and safe

### **Striking a Balance:**

- Minimize the impact of late night commercial activity such as bars closing
- Ensure linked communication between safety forces

### **Thinking about Tomorrow:**

- Understand emerging trends in public safety in order to respond to those trends effectively
- Have more frequent community beautification events

## **ALL ARE WELCOME – The Vision Update Process**

### **Updating the 1993 Vision**

On April 6, 1993 the Lakewood Community Vision was published. This report was the result of 400 hours of work contributed by members of the Planning Commission, city officials and 80 community volunteers. While it is still relevant and many of the principals are unchanged, the strategies and action items are in need of updating. Many of the priorities are as important today as they were in 1993. In addition to the 1993 Community Vision, the 2005 Grow Lakewood Report holds many observations about Lakewood that are as true today as they were 6 years ago.

In January 2012, City Council requested that the Planning Commission and the Department of Planning and Development begin to evaluate the Community Vision. Through public hearings of the Commission in February and March it was determined that the Vision still has valid content but is due for an update. The Planning Department began developing a community engagement plan in February to begin that work.

While the history of Lakewood, our zoning, our proximity to the Lake, Downtown and the airport, and in many ways the characteristics of our residents have remained the same, the ways that we access information, purchase goods and do business has changed significantly. Lakewood is well positioned to succeed over our next 100 years and to do so we must take stock of where we are today, what we have accomplished to this point, and detail what we need to do to reach our collective goals.

### **2012 Vision Update Process**

138 residents participated in the 2012 Community Vision Update over the course of eight (8) months and twenty (20) community meetings.

#### **May**

The first public event was held May 14, 2012 with seventy (70) residents and city officials in attendance. At the first event participants broke into groups to respond to three (3) questions:

1. What do you love about Lakewood?
2. What worries you about Lakewood?
3. What do you hope for Lakewood's future?

In cataloguing those responses it was found that what residents love, worry about and hope all fit into the same general categories: commercial development, community wellness, education and culture, housing, and safety. These categories became the focus areas for each of six sub-committees.



## June

The sub-committees met for the first time in June. This meeting was an opportunity for participants to get to know each other and develop a basic understanding about their focus areas through an informed dialogue.

**Housing (University of Akron Lakewood - June 27th 2012)** - The Housing Subcommittee discussed several of Lakewood's unique qualities that factor in to the city's housing, such as the close proximity of our commercial and residential districts, the concentration of first-time home buyers, and the number of rental properties. Fostering good stewardship among homeowners was determined as essential to maintaining the city's housing stock, including encouraging quality renovations and repairs that will both look better and last longer. The subcommittee identified the need for housing options such as one-floor properties for an aging population. Lastly, the group sees an opportunity to use education and outreach to proactively address housing, by informing homeowners on how to care for old homes, and providing resources to do so.

**Mobility (Lakewood Library – June 27th 2012)** - Transportation, particularly cycling, is a hot topic in Lakewood right now. The Mobility Subcommittee had a frank discussion on the state of transportation in Lakewood beginning with an exhaustive list of the many ways people move through Lakewood. From this discussion it became apparent that the four most significant themes in mobility are access, options, safety and convenience. Drawing from this the subcommittee crafted the following draft vision statement: "To provide safe convenient passage to all people through a variety of options." Over the coming months the subcommittee will focus on polishing their vision statement and identifying specific goals.

**Safety (University of Akron Lakewood - June 27th 2012)** - The Safety Subcommittee, joined by representatives of the police and fire departments, discussed the perception and reality of crime in Lakewood and ways to make the city feel safer. The subcommittee was very positive about the responsiveness and visibility of the Lakewood Police, and the presence of neighborhood offices. By using information and education, such as the city-run Citizens' Academy and programs in public schools, the group believes we can increase our emergency preparedness and prevent crimes of opportunity. The physical environment was also identified as an important determinant of perceptions of safety, and building design, lighting, and property maintenance should reflect this.

**Education and Culture (Lakewood Library – June 27th 2012)** - The subcommittee discussed a range of cultural and educational opportunities available in Lakewood from k-12 schools to arts venues and job readiness training. The group seeks to better understand what cultural and educational resources exist, how those resources are being used, and how we as a community can build on those existing resources. The subcommittee also discussed the role of the Community Vision broadly as well as the value of education. At

the end of the first session the subcommittee has put forth the following draft vision statement: "Enhancing accessibility to community based educational opportunities and cultural activities that provide lifelong learning."

**Community Wellness (University of Akron Lakewood - June 25th 2012)** - The Community Wellness Subcommittee seeks to address the health of the community as a whole incorporating physical health, recreation opportunities, and environmental concerns. Many draft vision statements were proposed but the discussion centered on ensuring equitable access to healthy living to all residents. This includes food access, encouragement of active lifestyles and support of community based solutions to environmental challenges. Moving forward the committee is interested to learn about more about the ongoing Lakewood Human Services Summit.

**Commercial Development (University of Akron Lakewood - June 25th 2012)** - Commercial Development began as the largest subcommittee with thirty two (32) residents in attendance at the first meeting. Two key talking points came out of that meeting. First is concern for the diversity of services offered in Lakewood. A healthy balance of businesses is necessary to meet resident needs and ensure economic sustainability in our community. Second, Lakewood should be proactive in the area of commercial development through resident engagement, and high standards to support quality development.

## **August**

In August 2012 a handful of Community Vision Participants were asked to participate in the Lakewood Look Book by sharing a glimpse of Lakewood in one (1) photo and less than 100 words. These brief snapshots of daily life informed the community vision process by providing insight on daily life. Some of the initial entries included a ride along with a police officer, a walk to the grocery store, being a first time homebuyer, and taking a class at University of Akron – Lakewood.

## **September**

At the September meetings a guest speaker was invited to each sub-committee meeting to share an outside perspective on conditions in Lakewood. These presenters informed the discussion ....

**Community Wellness (Lakewood Library – September 27, 2012)** - Louis L. McMahon shared his extensive experience with environmental issues relating to water law, and brownfield redevelopment at the September Community Wellness meeting. Two points were critical to the discussion. First, that brownfield is not necessarily a bad term, merely something that the next developer will have to deal with. Second, that there is a need for greater education about what types of alternative stormwater management strategies are available to homeowners in Lakewood.

**Housing (University of Akron Lakewood – September 26, 2012)** - Residential rehabber and Lakewoodite of 7 years Jen Morrow spoke to the Housing Committee in September. Morrow explained the strategy for renovating and selling some of Lakewood's worst homes in just three months. Morrow says the reason her properties move so quickly is because she meets the needs of young professionals by providing houses with modern amenities and historic charm.

**Mobility (University of Akron Lakewood – September 25, 2012)** - The Mobility Committee sat down with Mike Schipper of the Greater Cleveland Regional Transit Authority in September to share his insight on public transportation in Lakewood. The discussion began with an overview of RTA's funding, decision making process, and upcoming projects. The conversation went on to cover a broad range of mobility related topics from ways to incentivize transit use to specific recommendations for Lakewood. Schipper urged the group to remember that "multi-modal is not every mode on every route – It is a couple of modes on each route."

**Education & Culture (University of Akron Lakewood – September 19, 2012)** - Nelson Beckford joined the Education and Culture Committee last month to lend his perspective on educational and cultural opportunities in the region based on his ongoing work at the Cleveland Foundation. Themes to come out of the evening included the need to build on existing assets, engage diverse partners, and better understand where Lakewood fits in the region with regard to educational offerings.

**Commercial Development (University of Akron Lakewood – September 18, 2012)** - Mark and Kelley Jablonski of Centermark Development came to the September Commercial Development meeting to share their insights on commercial activity in Lakewood. The Jablonskis walked through their observations and predictions for each of the city's commercial corridors. They recommended that an emphasis be placed on the Madison Corridor as well as the preservation of independent shops along Detroit Ave.

**Safety (Lakewood Library – September 12, 2012)** - At the September meeting of the Safety Committee Jeff Verespej of Ohio City Inc spoke on the three components of Ohio City's safety strategy including: vibrancy, the special improvement district, and Ohio City Shines (a canvassing effort by residents and the Cleveland Building Department). The question period which followed emphasized the importance of communication between residents and safety forces as well as the benefits of knowing one's neighbors

## **October**

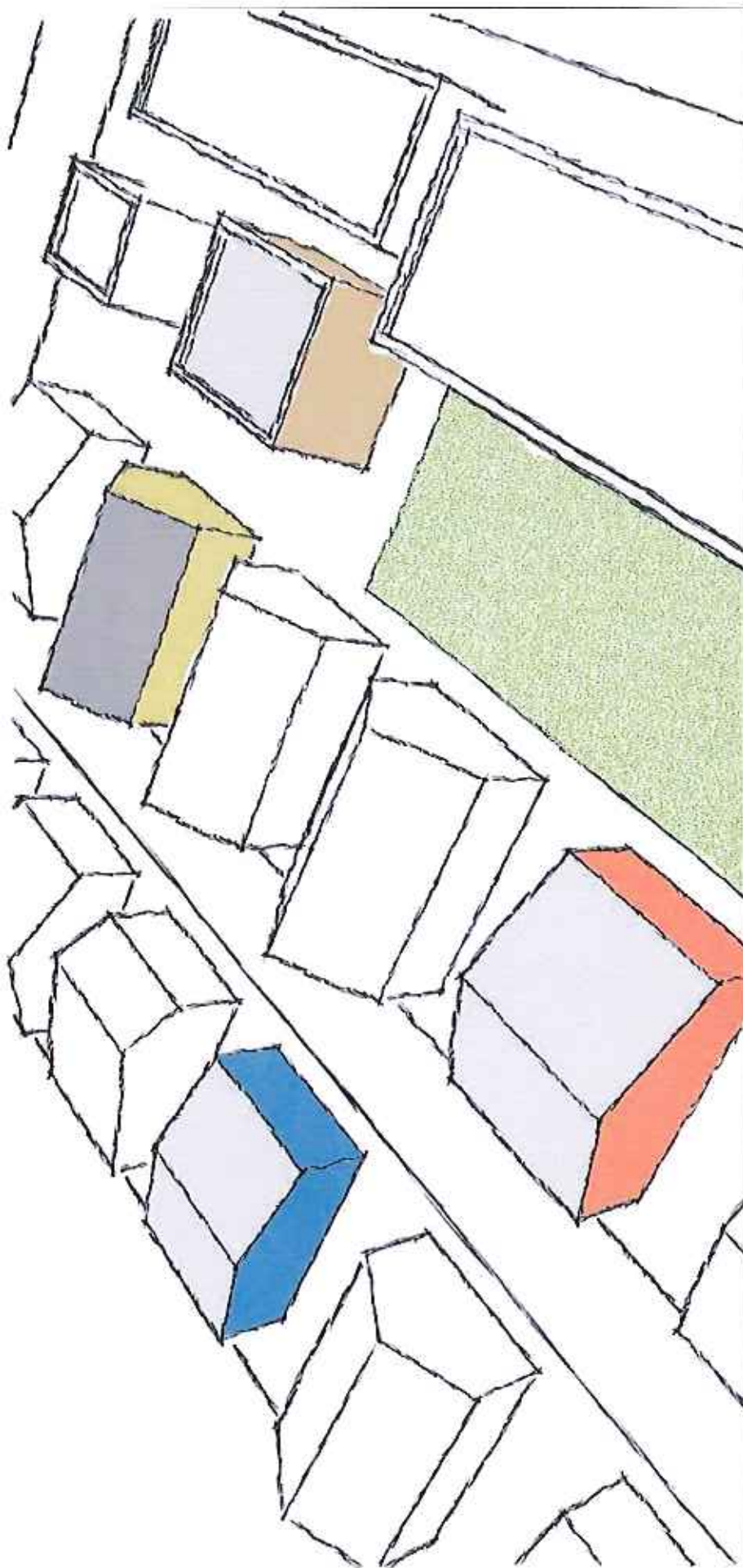
In October, the community vision sub-committees paired off for three sessions at University of Akron Lakewood. Together the combined committees began to give shape to the Vision Update. For each subject area 2-3 dozen statements from previous meetings were categorized into five objective categories:

1. Building Connections - Communicate effectively
2. Enhancing Existing Assets - Grow what we have
3. Creating Places for People - Use good design
4. Striking a Balance - Manage limited resources
5. Thinking about Tomorrow - Support sustainable practices

Once organized, edited and amended these objectives formed the living outline which forms the heart of this document.

## **December**

At the December 12th Community Vision meeting representatives of all six (6) committees presented the first draft of the Community Vision Update including vision statements, goals, and objectives in each subject area. The presentation was followed by a lively discussion on the visioning process.

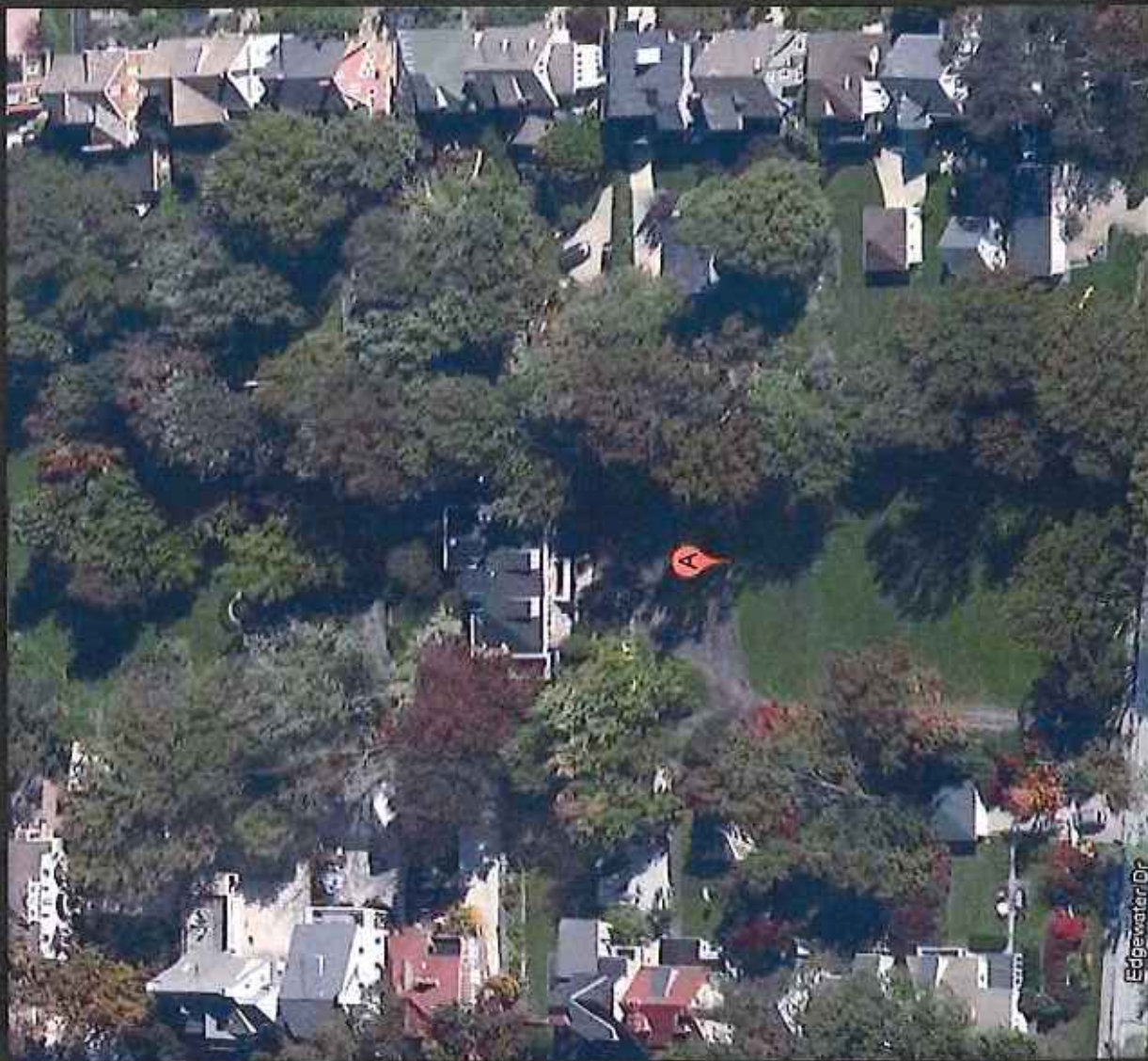


# Planning Commission

February 2013

Planning Commission  
February 2013





# 13474 Edgewater Drive Heideloff House

Planning Commission  
February 2013

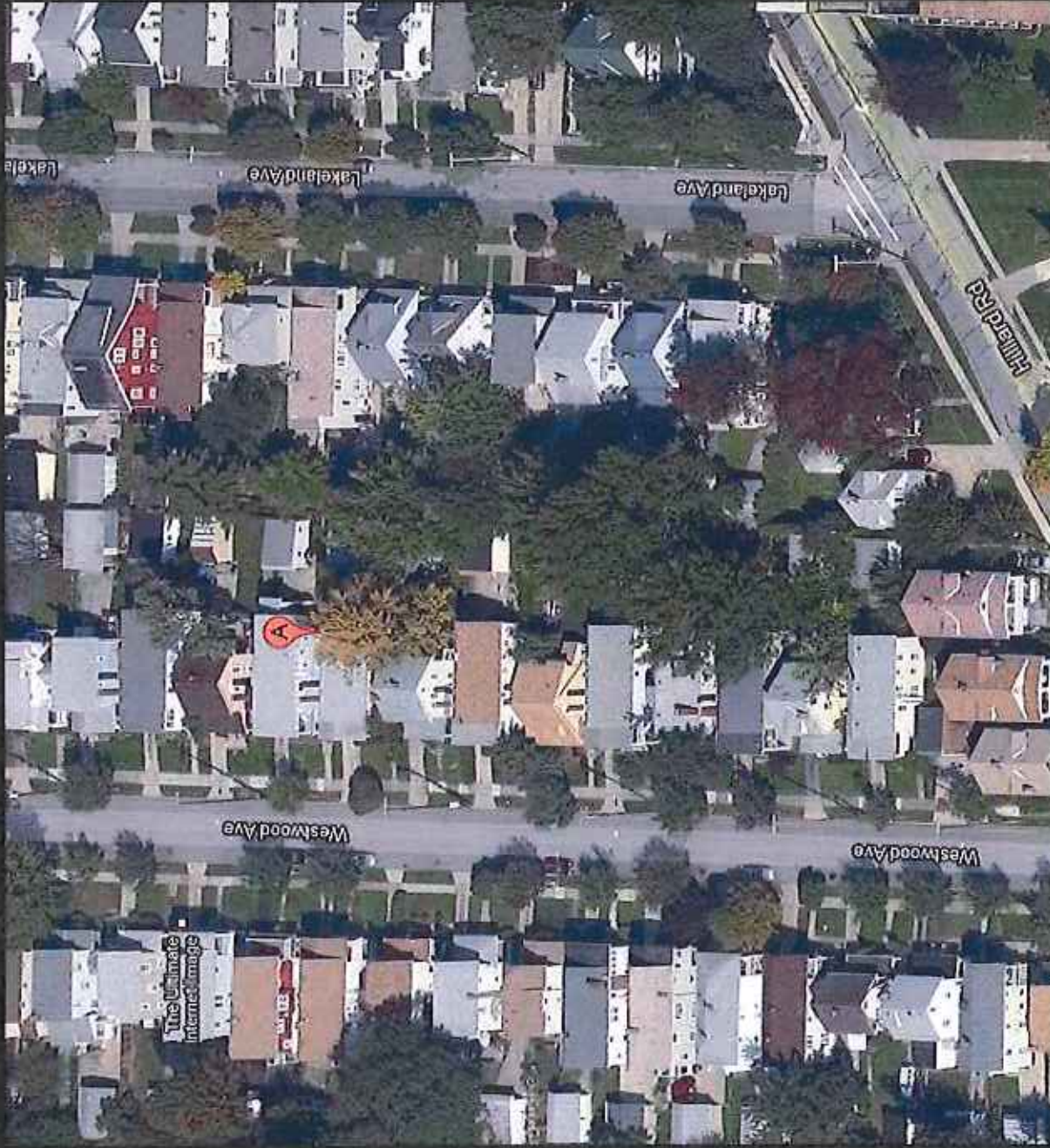




## 13474 Edgewater Drive Heideloff House

Planning Commission  
February 2013

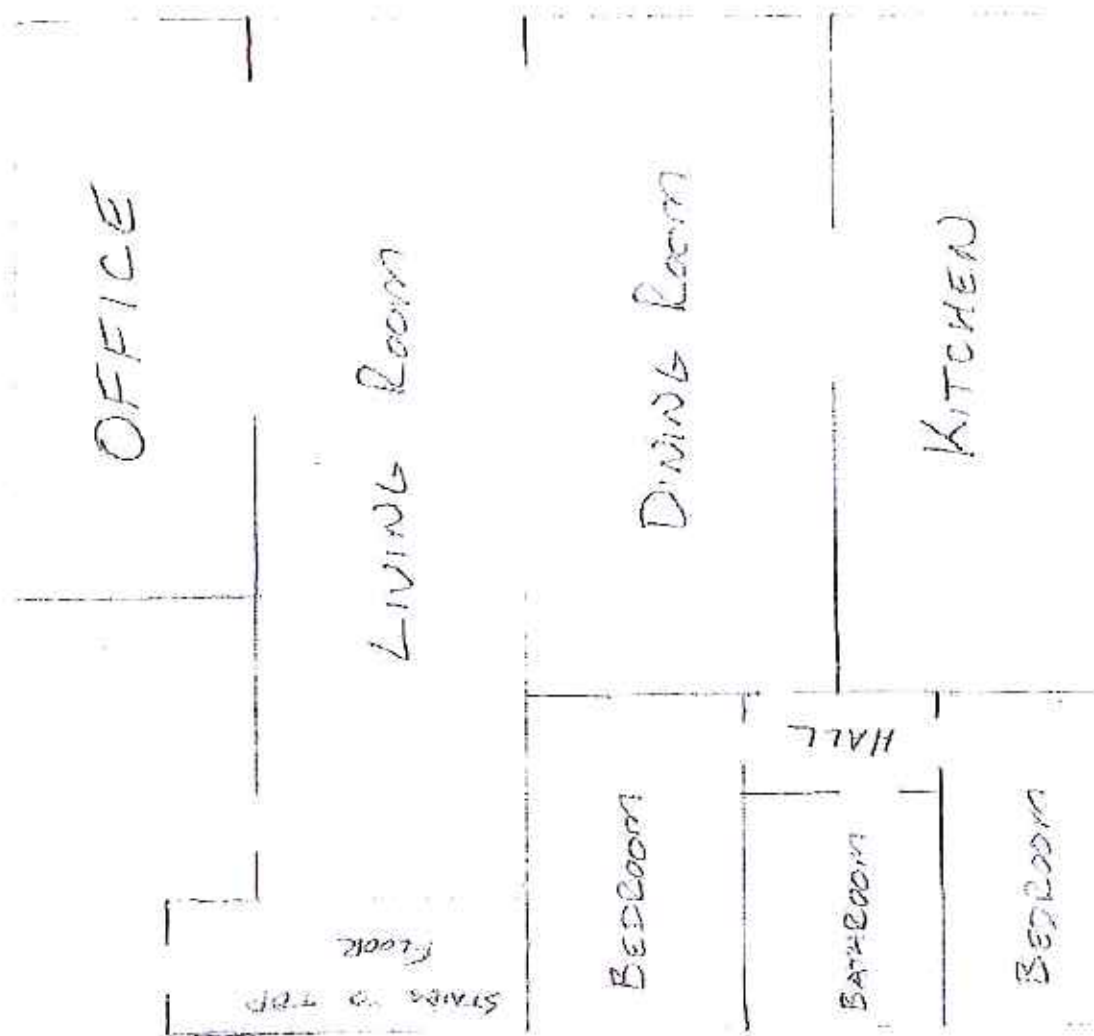




# 1605 Westwood Avenue O'Malley Massage Therapy

Planning Commission  
February 2013





1605 Westwood Avenue  
O'Malley Massage Therapy

Planning Commission  
February 2013

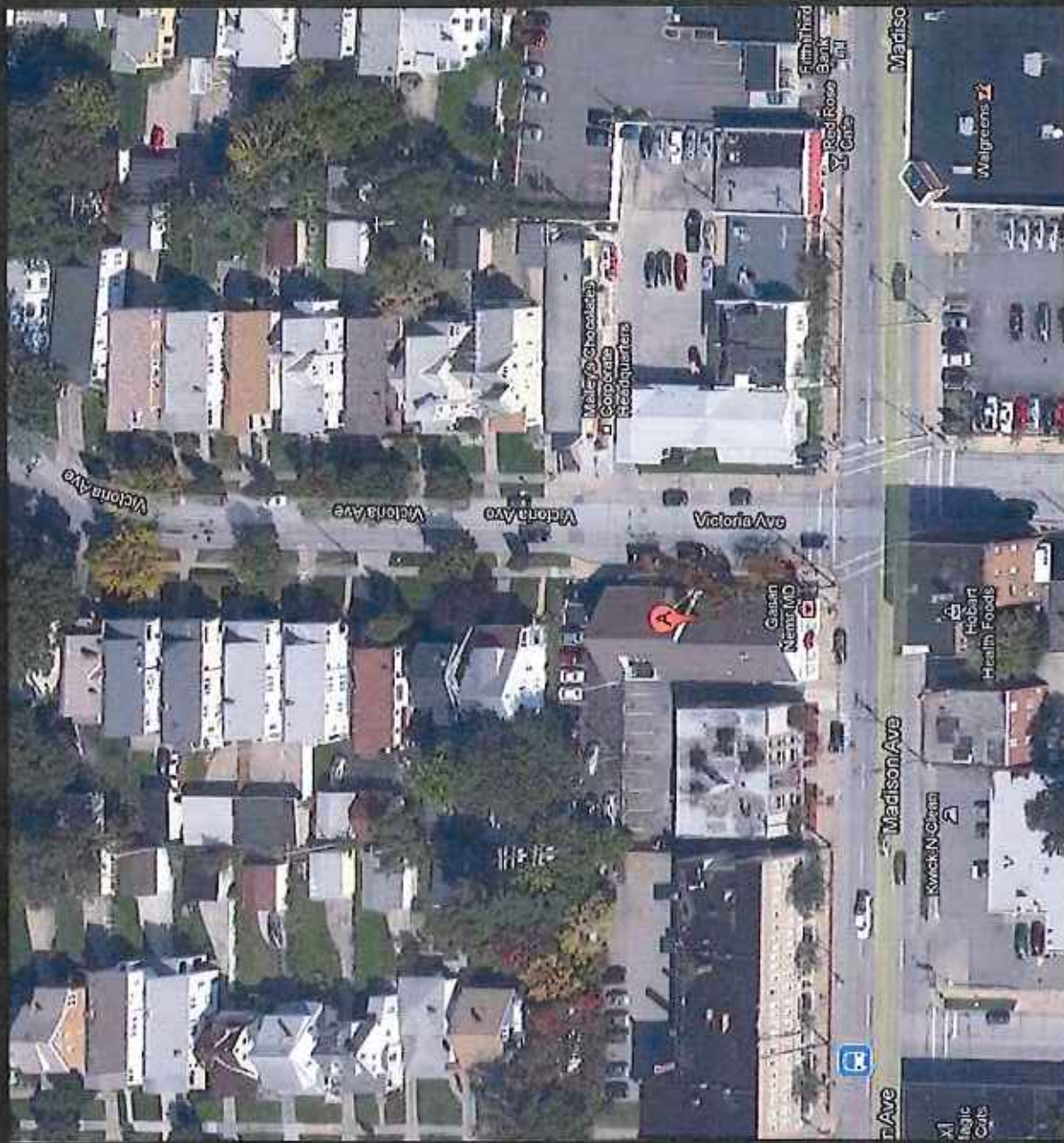




# 1605 Westwood Avenue O'Malley Massage Therapy

Planning Commission  
February 2013





# 15000 Madison Avenue Victoria Realty Group, LLC

Planning Commission  
February 2013

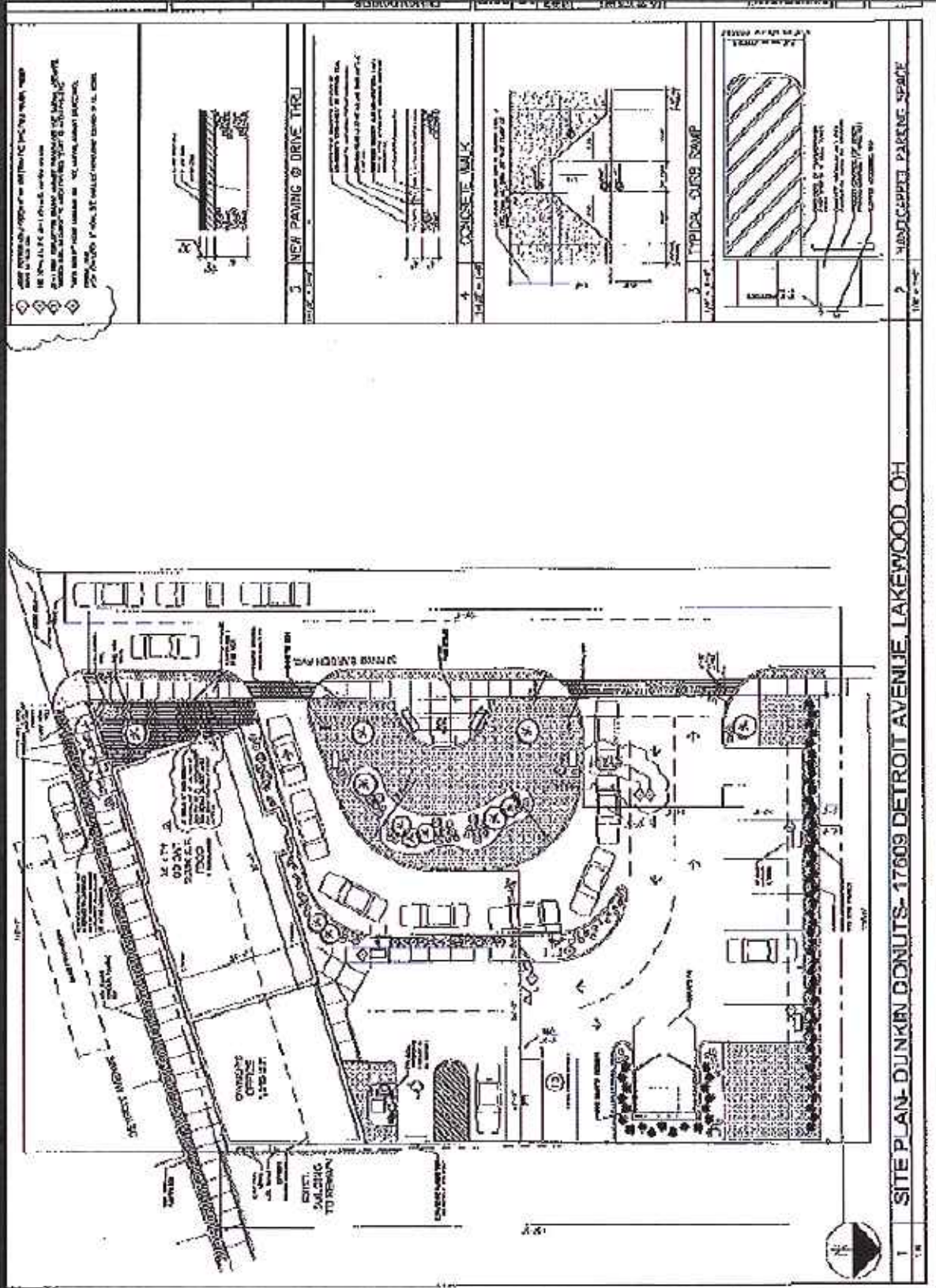




## 17609 Detroit Avenue Dunkin' Donuts

Planning Commission  
February 2013





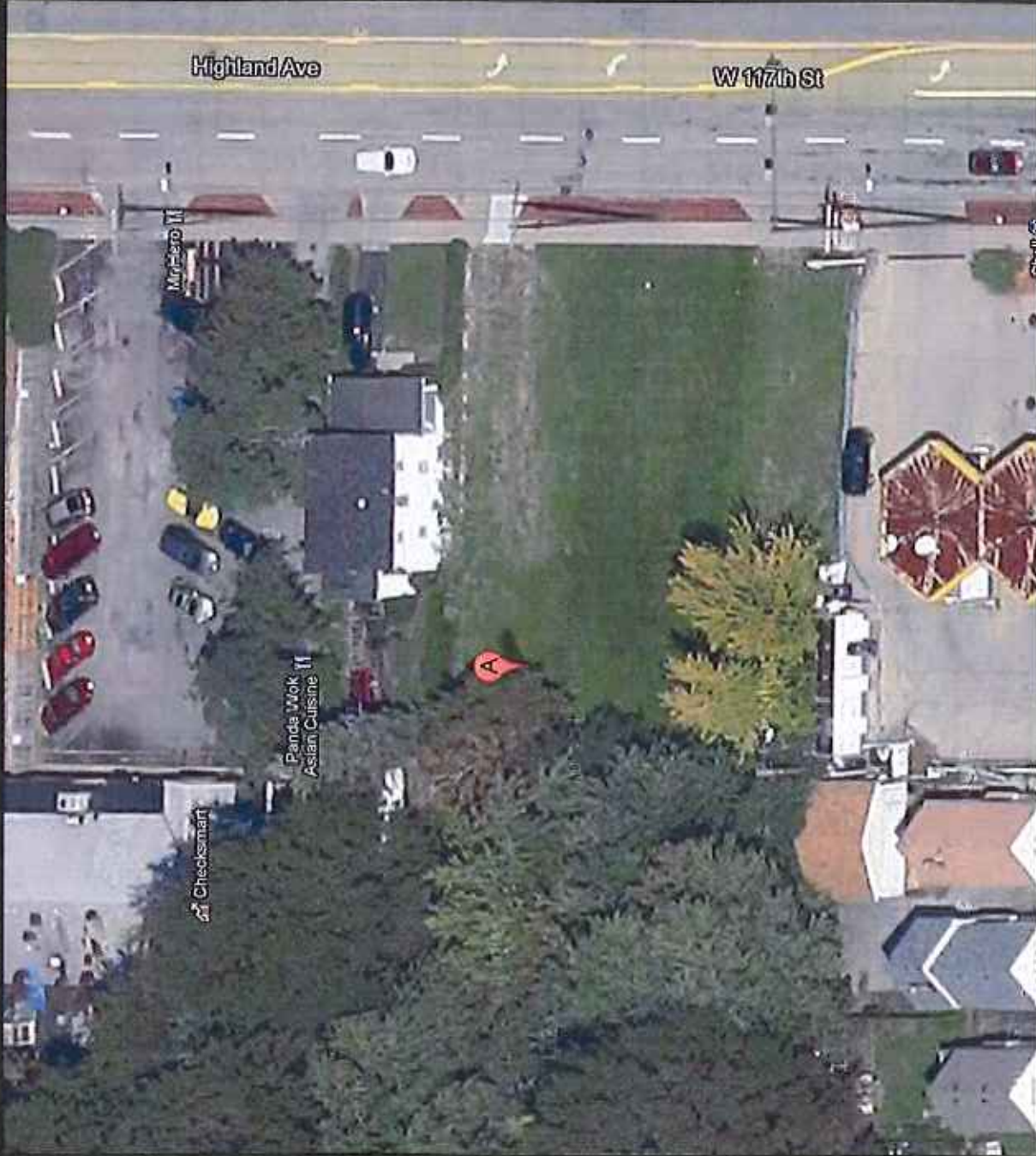




## 7609 Detroit Avenue Dunkin' Donuts

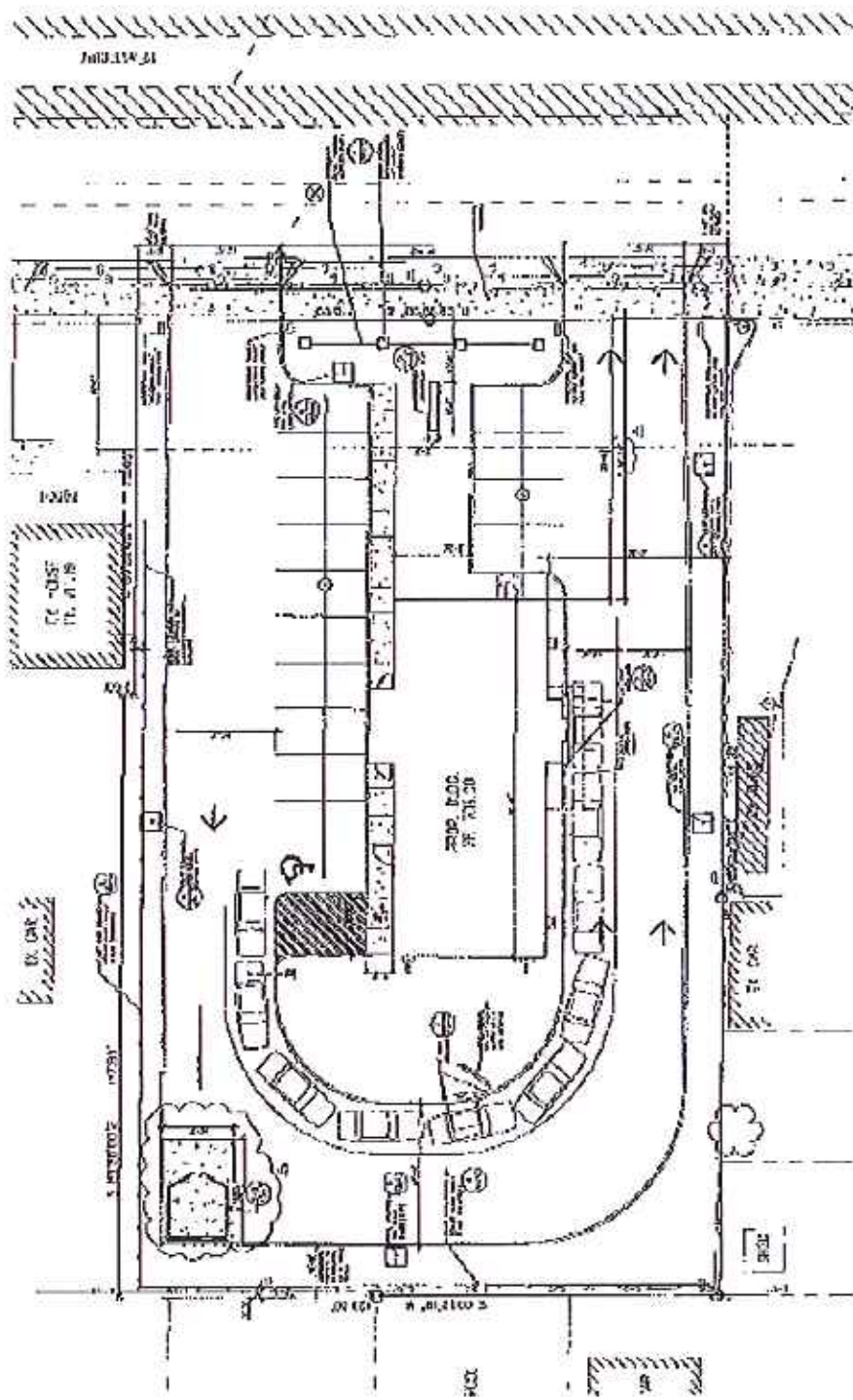
Planning Commission  
February 2013





## 1520 West 117th Street Dunkin' Donuts

Planning Commission  
February 2013



15 CAR STACKING  
 15 PARKING SPACES INCLUDING HAND-DRIVE  
 (RESERVED - 5 SPACES - 5 EMPLOYEES)  
 DRIVE-THRU



1 ARCHITECTURAL SITE PLAN

# 1520 West 117th Street Dunkin' Donuts

Planning Commission  
 February 2013

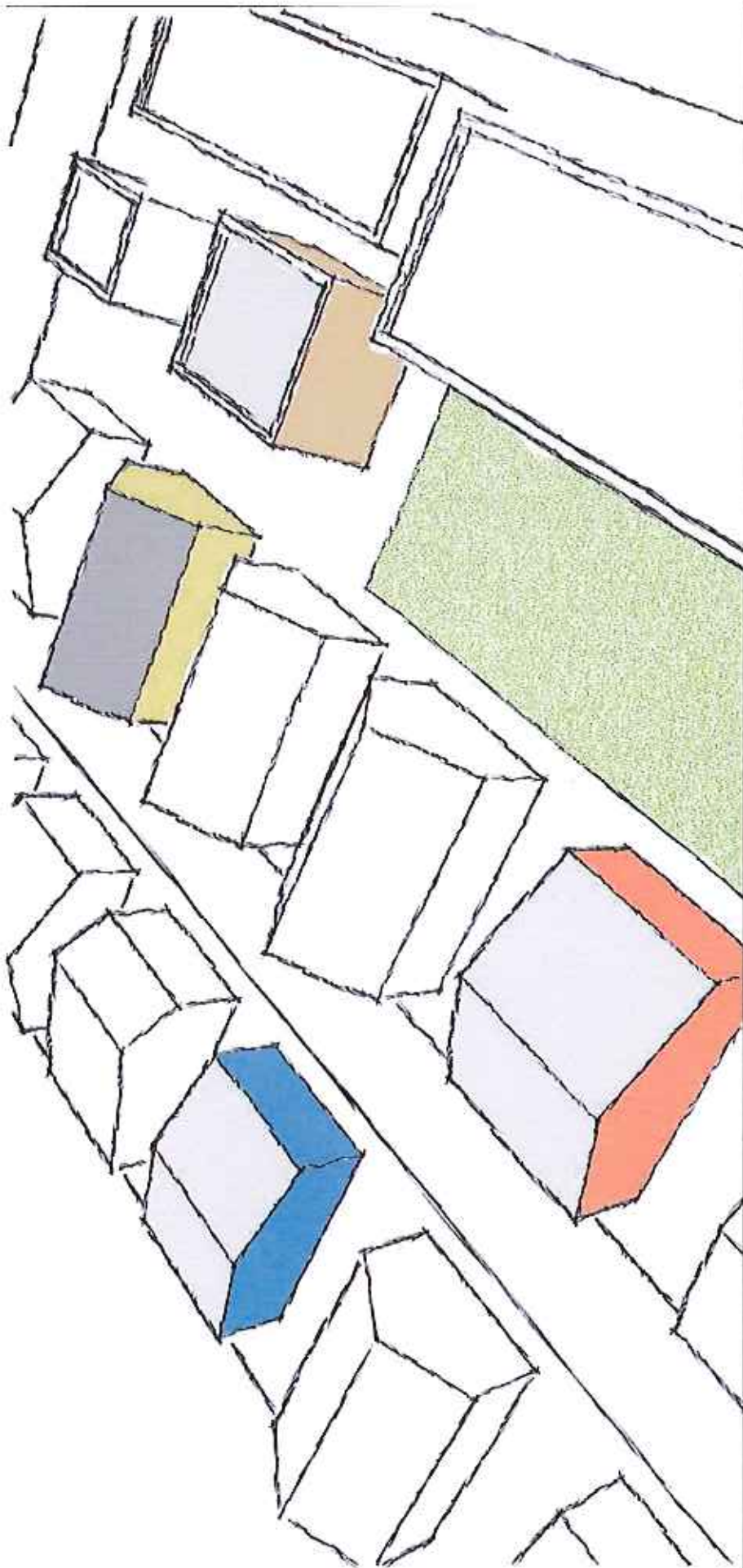




## 1520 West 117<sup>th</sup> Street Dunkin' Donuts

Planning Commission  
February, 2015





# Planning Commission

February 2013

Planning Commission  
February 2013